



Danforth Close, Framlingham



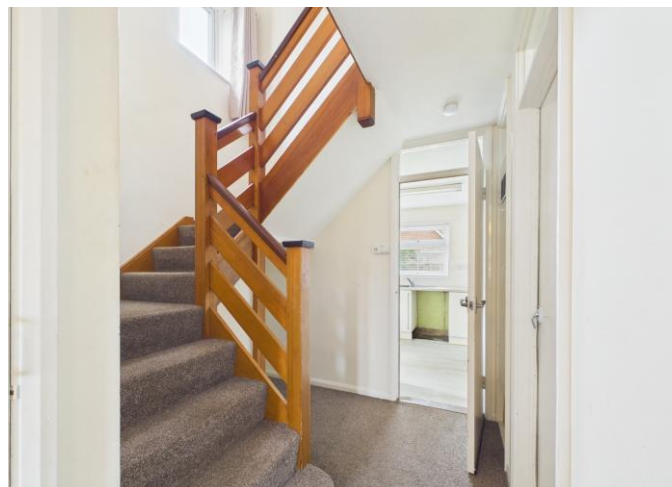
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FRAMLINGHAM

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Situated at the very end of Danforth Close in a quiet location, sits this three bedroom semi-detached family home. With garden to the front, setting it back from the road, and a good-sized garden to the rear which feels quite secluded and not overlooked. Updated with full gas central heating throughout but with the potential for further modernisation into the perfect family home. In the ideal location for primary and secondary schools this house would make a perfect family home. The property is offered with NO ONWARD CHAIN.

LOCATION: The house is located at the far end of Danforth Close, a quiet no through road off Mount Pleasant, within easy walking distance of the Market Hill. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



INTERIOR: The front door welcomes you into the entrance hall which has a cloakroom, large storage cupboard, ideal for coats and shoes and a further cupboard which is shelved. To the right is the dual aspect sitting/dining room which runs the full length of the house and has windows overlooking the front garden and rear garden. At the rear is the fitted kitchen with a new double-glazed window overlooking the rear garden and a UPVC double glazed door to the side, partially glazed, leading out to the garden. There is a range of cream gloss wall and base units with bar handles, free standing cooker, inset sink and drainer and space and plumbing for a washing machine and a further under counter space.

Stairs lead from the hallway to the first floor with a window halfway up allowing in plenty of light. At the front of the house is the main bedroom and the third, smaller bedroom (currently used as a dressing room). At the rear of the house is the second double bedroom. The bathroom has an obscured window overlooking the rear garden and a white suite comprising, bath, basin and wc. Next to the bathroom is a useful, separate standalone shower. Off the landing is a further cupboard housing the combination Worcester gas boiler with slatted shelving.

EXTERIOR: The front garden is mainly laid to lawn with a picket fence and mature hedges. There is a turning and parking area directly outside. A gate and path lead to the covered porch area outside the front door and round to the side gate with access to the rear garden. This also gives access to the Integral storage cupboard fitted with electric sockets.

The rear garden is also mainly laid to lawn with paved patio area directly outside the house with a small step up to the lawn. The garden is fully enclosed with fence panels. There are two storage sheds to the rear of the garden.

TENURE - The property is freehold with vacant possession on completion

LOCAL AUTHORITY - East Suffolk **Tax Band:** B **EPC:** C **Postcode:** IP13 9HP

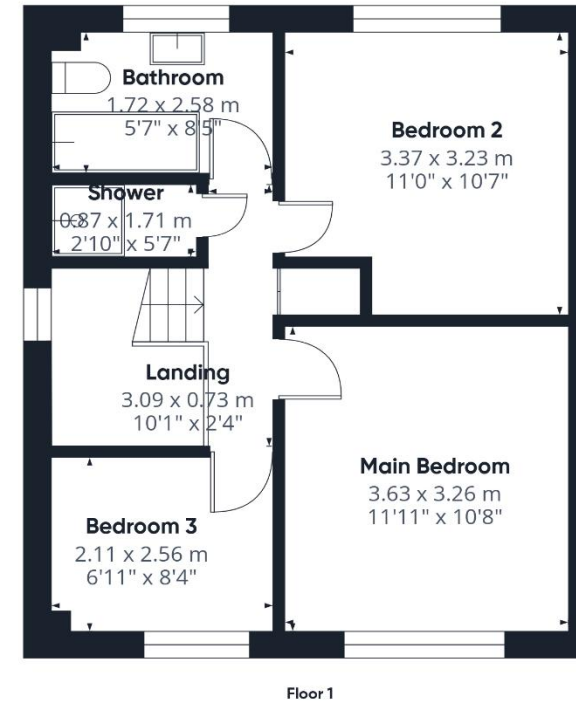
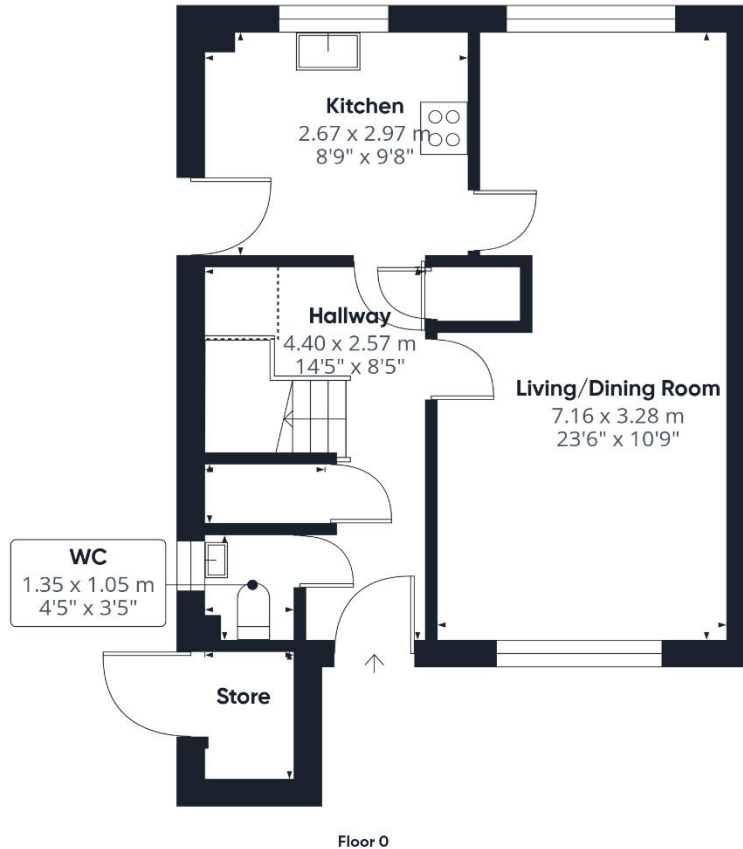
What3Words: ///bulbs.groom.workforce

SERVICES Mains drainage, water and electricity, gas central heating, fully double glazed throughout.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing





Approximate total area⁽¹⁾

79.5 m²
855 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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